

# CITY AND COUNTRY TRADING ACTIVE

**Small Investment Properties in City Find Buyers—Flats and Dwellings Sold.**

## HEIGHTS PLOT IS SOLD

**Suburban Activity Reaches Home Properties and Development Plots.**

**Small investment properties, flats and dwellings principally, made up the bulk of city real estate traded in yesterday. Much more business was done in the suburbs, where many properties were sold. These included estates, acreage tracts and properties which will be developed. One of the best indications of returning interest in the real estate market is the great volume of trading done recently in the suburbs, where investors are making plans to resume the cutting up of large tracts into home sites, a business which has been inactive during the last few years. Real estate brokers point to the great number of individual purchases of country homes as a splendid indication, not only of returned prosperity but of interest in real estate.**

## FIRST ST. DWELLING PLANNED.

Carl Tucker, owner and occupant of the house at the southeast corner of Park avenue and Seventy-first street, is the buyer of the four flats at 104 to 116 East Seventy-first street, abutting on his residence, the sale of which was recorded several weeks ago. Associated with him as purchaser is Hiriam W. Shibley of Rochester. The Douglas Robinson, Charles S. Brown Co., negotiated the sale. The two easterly houses, that is, 104 and 110, have been resold to an unnamed buyer who will erect a dwelling on the site. Mr. Tucker may purchase to control the development of the property. It is said that the buyer of the two Seventy-first street houses also is the buyer of the dwelling at 107 East Seventy-first street, abutting, and that the latter property will be used for a garden.

## BUILDER BUYS HEIGHTS PLOT.

Dalence Ward of Paris, represented by Frederick L. Allen, has sold through L. J. Phillips & Co. a plot 50x103.3 on the west side of Haven avenue, 200 feet north of 110th street. For Adolph Wurzburger, an extensive owner in the heights, the plot also was sold the adjoining the Ward plot. 55x103.3. A builder who is the buyer of both properties will improve them with five or six story apartments. Adjoining the plot are high class private dwellings.

## FLAT, HOUSE AND LOT SALES.

WEST 15TH STREET.—The Nasco Realty Company has resold \$39,541 West 15th street, a five story flat on plot 50x100, which it acquired a week ago from the Dayton Improvement Company. This property in the selling group, totalling 454-455 West 14th street, a five story flat on lot 25x100, near Convent avenue.

VERMILYEA AVENUE.—Ennis & Smith have bought from Terence F. and Elizabeth C. Carroll 74 Vermilys Avenue, a five story, five family flat, 50x100, 15th and 16th streets, Niswonger & Hobbs were the brokers.

WEST 120TH STREET.—The Seamen's Bank for Savings has sold to an investor the three story and basement dwelling on lot 20x100.11 at 109 West 120th street. William A. White & Sons have leased the building.

EAST 101ST STREET.—A. C. Quackenbush has sold to a builder the vacant lot, 25x100.11, at 415 East 101st street.

MORRIS AVENUE.—Samuel Cowan has sold the entire block consisting of about fourteen lots facing on Morris Avenue, 125th and Eastern Boulevard and Eastern Boulevard for the B. & W. Building Company. The new owner is contemplating improvements.

CROTONA PARK NORTH.—The Lindo Construction Company has purchased plot 75x100 on Crotone Park North for \$15,000. The plot is to be improved with a high grade apartment structure. The proposed building will cost about \$100,000 and is being designed by Samuel Katz.

EAST 145TH STREET.—The Halcyon Park Company has sold plot 54x100 to 55th and West street, two stories, one apartment house on a plot 74x59.11, adjoining the southwest corner of St. Ann's avenue.

EAST 160TH STREET.—Samuel Cowan has sold 622-624 East 169th street, a five story apartment on plot 52x125, for E. Feinberg.

## BROOKLYN HOMES IN DEMAND.

Benninger & Westhall have sold 2545 Gates avenue, a two family brick house, lot 20x100, for Steier-Bauer to a client for company.

Frank Howes has sold the two family dwelling on the south side of Sixty-eighth street 100 feet west of Fourth avenue.

The A. & S. Building Company has sold the two family store and dwelling on the west side of Fifth avenue 20 feet south of Seventy-ninth street.

## SITE FOR L. I. CITY BUILDING.

William D. Bloodgood & Co. have sold the block front on the south side of Broadway between Sixth and Seventh avenues, Long Island City, fronting 200 feet, 6 1/2 stories, 50x100, 100 feet deep, and 132 feet on Seventh avenue. The buyer is the L. I. City Building Corporation and the plot will shortly be improved with a large building.

## SECURING WINTER HOMES.

Pease & Elliman have leased for C. E. Williams, agent, the three story and second dwelling at 447 West End avenue, between Eighty-first and Eighty-second streets to A. M. Ferguson.

Edward Mills has leased the private home of 405 West 14th street to Guy B. Brown.

Hawson & Hobbs have rented for Miss V. Birch, 610 West 114th street to Charles Kemar for the Free Synagogue.

24 West Sixty-eighth street to Harris Parr; for Mrs. J. P. Lynch, 243 West End avenue, to D. Brown.

W. B. Brettell has leased to the Folson Realty Company 229 East 125th street, a three story private house, to J. A. Battenweiser to Ernst Haefner.

J. B. English has leased to a Gruber, the store in 145 West Forty-ninth street for automobile accessories.

Henry Brady has leased the store on the corner of Second and Vanderbilt avenues, to the Frank T. Sanford Automobile Company and the New York School of Wireless Telegraphy.

Crane & Livingston Company has leased the parlor floor store at 6 East Thirty-seventh street to A. H. Walker and with Pease & Elliman the store at 5 East Thirty-seventh street C. E. Brown.

Pease & Bro. have leased the store at 243 Thompson street to Ruth Murchison for a term of years to be used as a curio shop.

J. B. English has leased to G. Brundt, the store in 145 West Forty-ninth street for automobile accessories.

Henry Brady has leased the store on the corner of Second and Vanderbilt avenues, to the Frank T. Sanford Automobile Company and the New York School of Wireless Telegraphy.

George W. Bretell has leased to a Mr. Kaufman the store floor and basement in 2256 West End avenue, to the Folson Realty Company 229 East 125th street, a three story private house, containing apartments of four or five rooms.

## SELLS PARK HILL HOME.

Paul V. Bunn has sold through George Howe his Elizabethtown home on Rockland Park Hill, Yonkers, to George H. Mueller. Mr. Mueller plans some alterations and will occupy the home.

## BUYS AT CEDAR KNOLLS.

Burke Stone has sold for Oliver M. Chase of Cedar Knolls the large frame Colonial house on a good plot, on Janes Avenue in Cedar Knolls, Yonkers, N. Y., to Powell Crockett, a New York attorney.

BUYS AT NEW ROCHELLE.

The new house recently erected by George H. Dowdy on Webster terrace, New Rochelle, has been sold to Franklin R. Hooper of New York. The house consists of nine rooms and bath, and is on a plot 50x100. George Howe was the broker.

## TAKES HOME AT LARCHMONT.

The cottage on Hickory Drive, Larchmont Estates recently acquired by the Gramatan Improvement Company of

Mount Vernon, has been sold to J. G. Mutter. George Howe made the sale.

## SALE AT SCARSDALE.

Angel & Co. have sold the southwest corner of Alkamont avenue and Alida street, at Scarsdale, to Julie Bernard.

## PIKE AT CROTON ESTATE SOLD.

George Howe has sold the estate of Mrs. E. M. Sprague at Croton on the Hudson, to J. A. Rosen. The property consists of a large house and seven acres of grounds, all situated on Highland avenue and is considered one of the most highly properties in this district.

## DOWNSTON.

(South of Fourteenth street.)

PIKE ST. 44, w. 25x60—May 1 Doyle to Fred Hunter, 42 Pike st., 100x100. Sept. 13, 1916.

ESSEX ST. 7, w. 24x8 Division st., 200x100—Sept. 13, 1916.

WILLIAMSBURG ST. 10, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 11, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 12, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 13, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 14, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 15, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 16, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 17, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 18, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 19, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 20, w. 25x100—Sept. 13, 1916.

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WILLIAMSBURG ST. 62, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 63, w. 25x100—Sept. 13, 1916.

WILLIAMSBURG ST. 64, w. 25